



City of Wenatchee

# 2008 Annual Report

## Greetings, Wenatchee Citizens!

As Mayor, I'd like to provide you some highlights from our very busy year in 2007 and an idea of what lies ahead for our city in 2008. In 2007:

- Our new Information Systems department led the way to a **beautiful, user-friendly city website** that was launched in December. (Page 4)

- Our city's Finance Department provided oversight in the issuing of \$9.2 million in bonds to achieve the City Council's highest priority of the Waterfront Plan:

**Moving our Public Works operations off valuable waterfront property by building a new Public Works facility on McKittrick Street.**

- Our Human Resources Department coordinated **44 new hires** as a result of retirements or new position needs and completed two three-year union contracts, avoiding arbitration.

- The city's Administrative Services office successfully received a \$10 million grant to help build the **Greater Wenatchee Regional Events Center** adjacent to Walla Walla Avenue, and worked with the City Attorney's office to negotiate a new contract for the center's construction. We expect this regionally owned facility to have a wonderful impact on hometown and regional entertainment when it opens this fall.

- Our Engineering Department coordinated and completed several street projects, the most important of which were on **Walla Walla Avenue** and at the **Hawley-Walnut intersection**, improving traffic flow in the north end.

- Our Water Resources Department worked diligently to manage how our community uses water and puts waste back into our system. A key initiative was the **grease trap program which dramatically reduced waste entering our treatment plant**, ensuring its health for years to come.

- In October, 2007, we completed an intensive, two-year process of rewriting and adopting a **new Comprehensive Plan and development regulations** under the leadership of our Community Development department. (Page 3)

- We hired **new department Directors** in Parks and Recreation, Fire and Community Development departments, and promoted two employees to be Co-Public Works Directors (Page 4).

- Our **Diversity Advisory Council** was formally organized and provided events, training and matching grants to enhance the efforts to make our community more welcoming.

- We were pleased to receive several awards in 2007 – from Top 50 Adventure Towns to Best Green City – but the most important recognition was our **Top 40 ranking as one of the safest metro areas** in 2006 from CQ Press. These accolades do not go without recognizing our new ranking as the No. 1 market in the nation for property value growth; affordable housing is a serious issue that will get our utmost attention in 2008.

**The past year also helped us realize we could suffer great loss and still recover.** The devastating Jan. 7, 2007 windstorm and subsequent clean up was a testament to our dedicated, hard-working employees in the Fire, Police and Public Works departments.

We also learned, through a storm of controversy, that **our citizens most earnestly believe Wenatchee is the Apple Capital of the World** and we were pleased, with Alcoa's help, to have this new sign fabricated and installed

in August.

As we enter 2008, we look forward to **tackling new challenges**, such as:

- Working with the Reclamation District and other agencies to resolve the issues with the **Reclamation Bridge**.

- Working with citizens to identify **new funding sources to address our increasing traffic congestion, solutions for our critical affordable housing needs and the possibility of new facilities for our Fire Department**.

We encourage you to stay connected with your City Council members, whose contact information is listed inside and our new website. Your feedback and involvement in city government is a critical component of our new Vision Statement: **"Creating community through responsive leadership and services for the citizens and visitors of the Apple Capital of the World."**

Warmly,

*Mayor Dennis Johnson*





*Jose Ibarra's 80-year-old home at 724 Methow Street before rehabilitation (left) .....and two months later, with a new roof, paint and foundation. Wenatchee Housing Rehabilitation Specialist Dave Gerlach shows off Ibarra's new back door at right*



## Renovating lives, house by house

What can \$25,000 do? Transform a house that's literally rotting in the ground into a warmer, cleaner and safer home by using Community Development Block Grant Funds for owner-occupied houses in the city's housing rehabilitation target area, roughly bounded by Mission, Crawford, Okanogan and Kittitas streets.

The program provides zero-interest, zero-repayment loans of up to \$25,000 to improve old houses, as long as the owners live in the house, have an income that's 80% below the state median and maintain their property. If the owners move, they must repay the loan, but the amount of the loan can be reduced by up to 60% if the owners live in the home for five to 10 years after the work is done.

One of the city's most recent projects was at the tiny house

of Jose Ibarra, a single father on disability whose son is preparing to go away to college. The front part of the house, built in 1928, had an old stone foundation, but additions in the back were built in the dirt, and the most recent addition which housed the kitchen was built on pallets with thin, sheet rock walls.

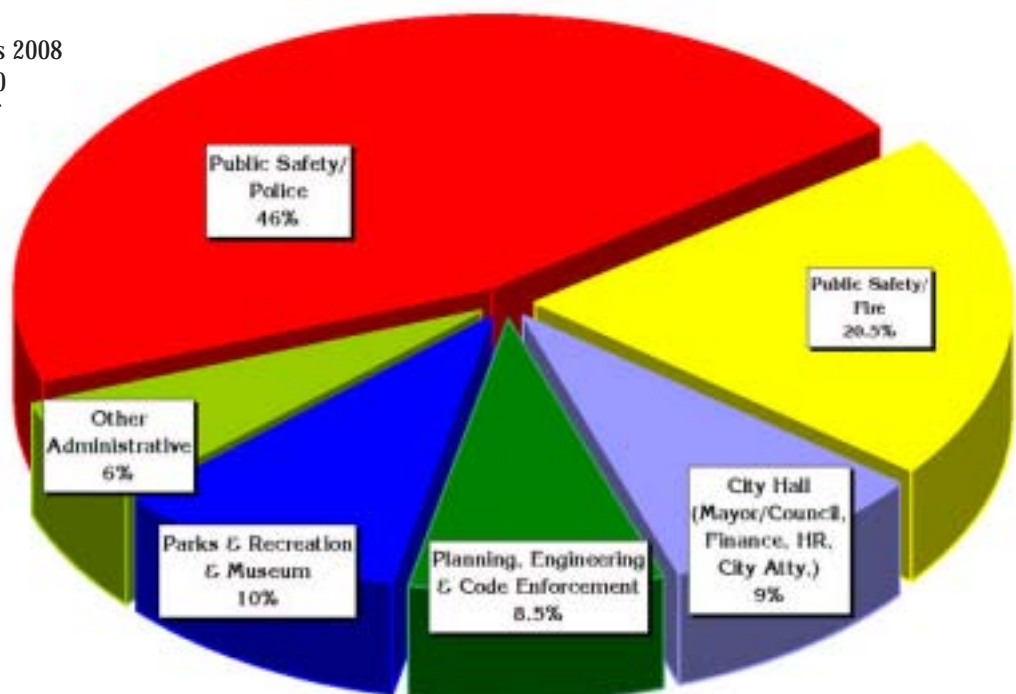
Marcos Construction completely tore out the old kitchen, added a new foundation, put on a new roof, built a small insulated addition to house a new kitchen and utility room, and painted the whole house.

The city has new Community Block Grant funds for 2008, enough to fund up to seven \$25,000 projects. Wenatchee Housing Rehabilitation Specialist Dave Gerlach can help homeowners with questions and applications at 888-1561 or by email at [dgerlach@wenatcheewa.gov](mailto:dgerlach@wenatcheewa.gov).

## Budget 2008: Here's where our money goes

### 2008 General Fund Budget breakdown

The City of Wenatchee's 2008 budget totals \$72,902,000 including \$27,832,000 of capital and \$45,070,000 of operating expenses. Included in operations are street maintenance activities of \$2,514,000; water, sewer and storm drain system costs of \$9,275,000, and ongoing General Fund costs of \$20,275,000. The General Fund activities are broken down at right.





# Your City Council members are eager to hear from you

**Position 1: Jim Bailey**

662-2751

jmbailey@wenatcheewa.gov

**Position 2: Craig Larsen**

662-2116 (w)

clarsen@wenatcheewa.gov

**Position 3: Karen Rutherford**

662-2039

krutherford@wenatcheewa.gov

**Position 4: Doug Miller**

669-1902

dmiller@wenatcheewa.gov

**Position 5: Mark Kulaas**

662-6059 (h), 884-7173 (w)

mkulaas@wenatcheewa.gov

**Position 6: Don Gurnard**

663-8873 (h), 393-1412 (w)

dgurnard@wenatcheewa.gov

**Position 7: Carolyn Case**

393-4064

ccase@wenatcheewa.gov

The Council meets the 2nd and 4th Thursday of every month at 5:15 p.m. at City Hall.

## The city updated its land-use rules in 2007

Recent updates to the Wenatchee Comprehensive Plan and Zoning Code have resulted in minor and major changes in land use goals, categories and zoning designations. New zones have been created and additional development standards adopted to guide future growth in the City of Wenatchee.

Here are some highlights:

**Residential zones**

- ▶ Increased opportunity for infill, such as permitting attached or detached Accessory Dwelling Units in single family zoning districts, allowing cottage housing in all residential zoning districts and increased areas zoned for duplexes.

- ▶ Adopted multi-family housing design and open space standards.

- ▶ Designated Mixed Residential Corridor (MRC) overlays along major residential streets, providing more opportunities for high-density



*A December moon shines not on Roman ruins but the concrete walls for the Greater Wenatchee Regional Events Center under construction adjacent to Walla Walla Avenue.*

housing and neighborhood-scale commercial uses.

- ▶ Designated Neighborhood Commercial overlays at key residential intersections to encourage neighborhood-scale commercial uses.

**Commercial/industrial zones**

- ▶ Expanded the Central Business District north to Fifth Street, south to Kittitas/Thurston and west to include the courthouse and surrounding properties.

- ▶ Designated North & South Wenatchee Business Districts.

- ▶ Increased incentives to reduce required on-site parking.

- ▶ Adopted design standards for building materials, pedestrian amenities, storage, parking, building placement and design.

- ▶ Updated uses allowed in each zoning district (permitted, conditional, accessory, & prohibited uses).

- ▶ Updated sign standards.

## Community efforts built our newest park

Wenatchee-area Rotary Clubs brought the community together in 2007 to help build Wenatchee's newest park, Rotary Park, at the corner of Western and Maple streets.

Rotarians banked \$200,000 in donated labor, equipment and materials to match a \$198,500 grant from the state Recreation and Conservation Office to build the park, which includes a bright new play structure, a popular Frisbee Golf Course, a basketball court and a picnic shelter.

This summer the city will use the grant money to install a zero-depth play area called the Splash Pad, which features a large, squishy pad, whimsical water cannons and other big toys that gush or drip water.



*Rotary Park's colorful play structure was a hit when it was installed last fall.*



Rick Smith



David Erickson



Stan Smoke



Dan Frazier



Steve King

## 2007 was the year of new directors for the City of Wenatchee

**Stan Smoke** became chief of the Wenatchee Fire Department after 25 years with the department. **David Erickson** became the new Parks Director after working as parks director in Ferndale,

Covington and, most recently, Chelan. Community Development Director **Rick Smith** was Director of Community and Economic Development in Pasco for 13 years. **Dan Frazier**, Public Works

Director of Operations, joined the city in 2004 as the Fleet & Facilities manager and **Steve King**, Public Works Director of Engineering, was hired as Wenatchee's City Engineer in 2002.

## Now there's a whole new way to visit the city: Just click on [www.wenatcheewa.gov](http://www.wenatcheewa.gov)

City services became a lot more accessible in December when the City of Wenatchee unveiled its new website at [www.wenatcheewa.gov](http://www.wenatcheewa.gov).

The new site features an ever-changing array of city photos and a wide selection of user-friendly services designed to help citizens conduct business and keep abreast of city news and events even when city offices are closed. The website offers:

1. The ability to pay city utility bills on-line, check account balances and view transaction histories
2. A calendar of city events and meetings
3. Maps of city streets, bicycle lanes and waterline boundaries (Departments-Public Works)
4. An extensive list of community resources about everything from noise ordinance rules and emergency numbers to senior services and child care opportunities
5. A Spanish-language website
6. Easy links to the Wenatchee Valley Museum & Cultural Center, Visitors Bureau and local weather.
7. Zoning and city codes, building permit applications and other information for building.
8. A quick and easy way to sign up for e-Notices, to get information about city events and meetings sent to you by email.



"The new website has been a City Council priority for some time," stated Wenatchee Mayor Dennis Johnson. "With our new Information Systems Director, Dale Cantrell, we finally have the staff to develop the website the City really needs to serve our residents and visitors well into the future."

If you have questions or comments about the website please email them to [webmaster@wenatcheewa.gov](mailto:webmaster@wenatcheewa.gov).



**City of Wenatchee**  
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